

# St Kilda Road North Precinct

## Amendment C107

### Draft St Kilda Road North Precinct Review 2013



## FACT SHEET

### ST KILDA ROAD NORTH PRECINCT AND AMENDMENT C107

The City of Port Phillip has prepared Amendment C107 to the Port Phillip Planning Scheme, and the amendment is now being placed out for Public Exhibition, in association with consultation on the draft St Kilda Road North Precinct Plan 2013.

Amendment C107 gives statutory effect to the vision, strategic directions, and built form (development) outcomes of the Draft St Kilda Road North Precinct Plan 2013, through:

- Updating the Local Planning Policy Framework;
- Introducing a new Design and Development Overlay (DDO26), to replace the existing Design and Development Overlays 3 and 4 (DDO3 and DDO4). DDO26 specifies 'design objectives' and 'design requirements' (including mandatory heights and setbacks) for the overall precinct, and for individual sub-precincts.

The revised DDO controls proposed by Amendment C107 seek to ensure high quality new development that:

- Respects the Shrine of Remembrance setting;
- Reinforces the well established street layout and landscape identity of the precinct;
- Maintains residential amenity; and
- Contributes to an inviting and activated environment for pedestrians at street level.

The new DDO26 and Local Policy will be used to guide decisions on future planning permit applications for use and development within the St Kilda Road North Precinct.

### THE ST KILDA ROAD NORTH PRECINCT

The amendment applies to the 'St Kilda Road North Precinct' comprising land generally between St Kilda Road and Queens Road, Melbourne and Kings Way, South Melbourne, extending from Dorcas Street, South Melbourne, in the north to Punt Road and High Street, Windsor, in the south. The Precinct also includes land along Albert Road and the south side of Palmerston Crescent, east of Moray Street, South Melbourne.

To find out more about Amendment C107, please visit:

<http://www.portphillip.vic.gov.au/amendment-c107.htm>

To find out more about the St Kilda Road North Precinct Review, please visit:

<http://www.portphillip.vic.gov.au/stkilda-rd-precinct-review.htm>

## BACKGROUND

The existing Design and Development Overlays (DDO3 and DDO4) for this area were developed over 20 years ago and include discretionary height limits. Over this time, the precinct has evolved from a predominantly commercial area to one which is experiencing increased demand for residential apartments. Development applications have also, in many instances, exceeded the preferred building heights specified in the existing DDOs.

The St Kilda Road North Precinct review has been undertaken to enable Council to develop more comprehensive revised planning controls that respond to this changing development context.

In January 2011, the Minister for Planning introduced interim mandatory height controls to the northern end of the Precinct, while Council undertook its review of the DDO. These interim controls (due to expire in January 2015), ensure that any development proposals in the short-term do not compromise the strategic importance of the St Kilda Road North Precinct, as Melbourne's most renowned boulevard and as the setting for the Shrine of Remembrance.

If you have been following the St Kilda Road North Precinct project, please note there have been some changes to Amendment C107 from the controls originally proposed by Council. These changes were required by the Minister for Planning (as a condition of authorising Council to proceed to exhibition) to ensure proposed building heights do not exceed those specified in *The Shrine of Remembrance, Managing the Significance of the Shrine, July 2013* (implemented recently by Amendment C140). For a comprehensive breakdown of the changes which have occurred to Amendment C107, or to view Amendment C140, please visit: <http://www.portphillip.vic.gov.au/stkilda-rd-precinct-review.htm>

Visit the [Interactive Map](#) to find out the proposed controls for your property (and how they compare with the existing controls).

Please follow these steps view the existing (DDO3 and DDO4) and proposed (DDO26) controls for your site:

1. Visit the interactive map page: <http://www.portphillip.vic.gov.au/amendment-c107-map.htm>
2. Enter your property address and press enter;
3. Once the interactive map has found your site, confirm it shows the correct location, then click on the site to view the 'information pop-up box';
4. The 'information pop-up box' will identify which sub-precinct your site is located within, in both the existing DDO3 or DDO4 and the proposed DDO26. For example, for sites within the northern precinct, the map will identify "Amendment C107: Sub Precinct 4a" and "Existing: DDO3-7" and "Proposed: DDO26-4a".;
5. The 'information pop-up box' contains the details of the existing and proposed DDOs and are available to be viewed by clicking on sub-precinct hyperlink. Please note: clicking on the "proposed" link will take you directly to the relevant sub-precinct within the DDO26 document; and
6. Please Note: we encourage you to review the entire DDO26 document to understand all proposed controls that are proposed to apply to your site (the DDO includes general design requirements that apply to all sub-precincts).

We recognise this is a detailed amendment and encourage you to contact us if you require further explanation, or to request a copy of the amendment documents (hardcopy or on CD). Please contact Felicity Symons from the City Strategy Unit on 9209 6721 or email at:

[stkildaroadprecinct@portphillip.vic.gov.au](mailto:stkildaroadprecinct@portphillip.vic.gov.au) to discuss this amendment in further detail.

## Have your say on Planning Scheme Amendment C107 and the Draft St Kilda Road North Precinct Plan 2013

During the exhibition period we encourage you to review the amendment documents and make a written submission setting out your views.

A full copy of the amendment documentation may be inspected at any of the Port Phillip municipal offices and the St Kilda and Emerald Hill Libraries. The amendment may also be viewed on line at:

[http://www.portphillip.vic.gov.au/planning\\_amendments.htm](http://www.portphillip.vic.gov.au/planning_amendments.htm)

A submission can be in the form of a letter or an email, and should state how you would be affected by the amendment.

The closing date for sub missions is **Monday 8 September 2014**.

A submission must be sent to:  
Coordinator – Strategic Planning  
City of Port Phillip  
Private Bag No. 3  
PO St Kilda, Victoria 3182

Or emailed to: [stkildaroadprecinct@portphillip.vic.gov.au](mailto:stkildaroadprecinct@portphillip.vic.gov.au)  
Or completed online at: [www.portphillip.vic.gov.au/haveyoursay](http://www.portphillip.vic.gov.au/haveyoursay)

Please ensure that email correspondence includes you postal contact details so we can keep you informed of the amendment process.

For more information or to request a CD copy of the amendment documentation or Draft St Kilda Road North Precinct Plan contact Felicity Symons of the City Strategy Unit on 9209 6721 or email: [stkildaroadprecinct@portphillip.vic.gov.au](mailto:stkildaroadprecinct@portphillip.vic.gov.au)

*Privacy Statement:* please be aware that pursuant to the Planning and Environment Act 1987, copies of submissions received will be made publicly available as part of the amendment process.